

Lakewood Station District Subarea Plan (LSDS)

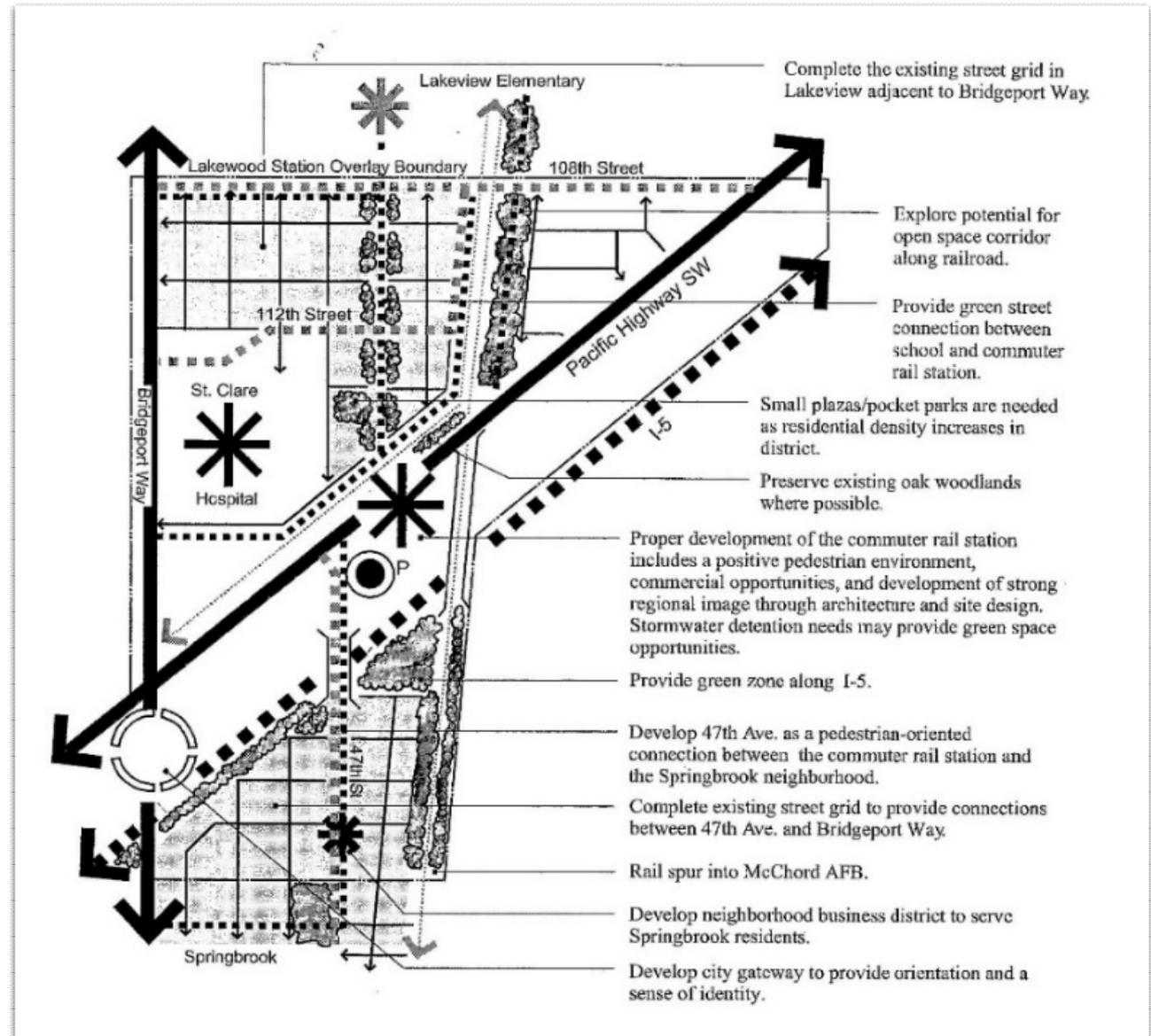
Commerce Grantees Webinar

September 15, 2020



Vision

- New high-density employment and residential district
- Walkable district with employment, health, housing, shopping
- Multi-modal commuter hub
- Enhanced connections to Downtown
- Housing affordable to moderate incomes – including ownership



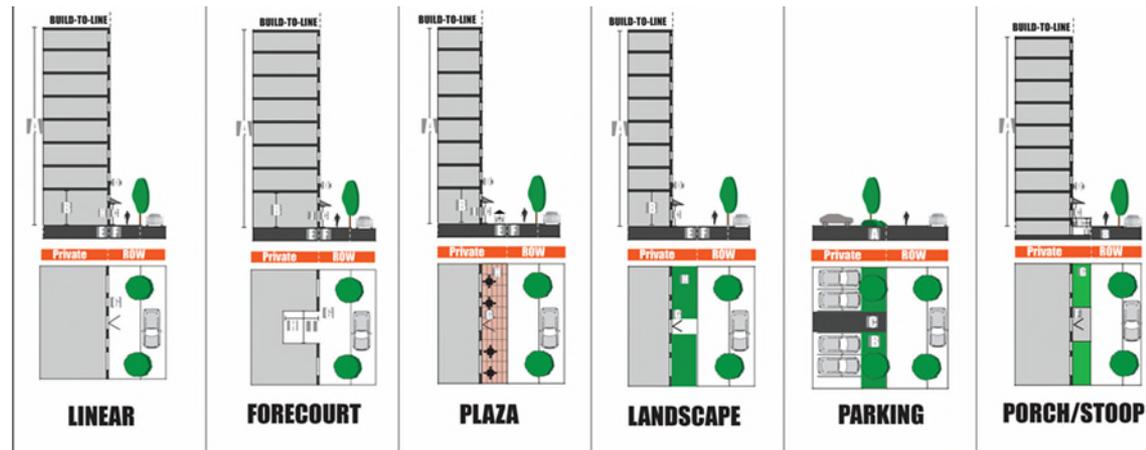
Hybrid Form Based Code

- Overlay superimposes the FBC over zoning
- Densities already in place
- Street typologies drive standards
- Transit and commercial corridors identified for mixed use
- Supportive of missing middle in residential area



Customizing the Form Based Code

- Draws on the FBC for Downtown - developed and vetted with thorough engagement
- New residential street type addresses rowhouse development
- Addresses public input on the desire to maintain ground-related outdoor space
- City is vacating unused ROW
- Planned Action



18B-300-3. Street Standards and Frontage Types

Street Type	Sidewalk Width	Linear	Forecourt	Plaza	Landscape	Porch/Stoop/Terrace	Parking
Retail Street	14' Minimum	P	P	P/R ¹	X	X	X
Mixed-Use Street	10' Minimum	P	P	P	P	P	X
Low-Impact Mixed-Use Streets	As determined by Public Works	P	P	P	P	P	X
Arterial Mixed-Use Street	As determined by Public Works	P	P	P	P	P	P
Festival Street	10' Minimum	P	P	R ²	X	X	X

P = [permitted](#), X = prohibited, R = required

¹ Required when on a [corner lot](#).

² Required pursuant to Motor Avenue Design Plan, also known as the Lakewood Colonial Plaza.